

**CITY OF MIAMI BEACH**  
**Office of the City Manager**  
**Letter to Commission No. 180-2005**



**TO:** Mayor David Dermer and  
Members of the City Commission

**FROM:** Jorge M. Gonzalez  
City Manager

**SUBJECT:** Building Code Effective Grading Classification

**DATE:** July 7, 2005

It is my pleasure to report to the Commission that the City of Miami Beach Building Department has been graded class 2 effective January 1, 2005. The Building Code Effectiveness Grading Schedule (BCEGS), instituted by Insurance Service Office (ISO), assesses the building codes in effect in a particular community and how the community enforces its building codes, with special emphasis on mitigation of losses from natural hazards. The ISO is an insurer-supported organization with primary mission of providing advisory insurance underwriting and rating information to insurers. The BCEGS program assigns each municipality a BCEGS grade of 1 (best) to 10 (no recognized protection). The BCEGS classifications for each community are used by insurance companies for underwriting purposes. Insurers that currently receive Public Protection Classification (PPC) will automatically receive BCEGS advisory credits and related underwriting information. PPC is similar in concept to ISO's BCEGS that evaluates municipal fire-suppression capabilities and has been used by insurers for decades.

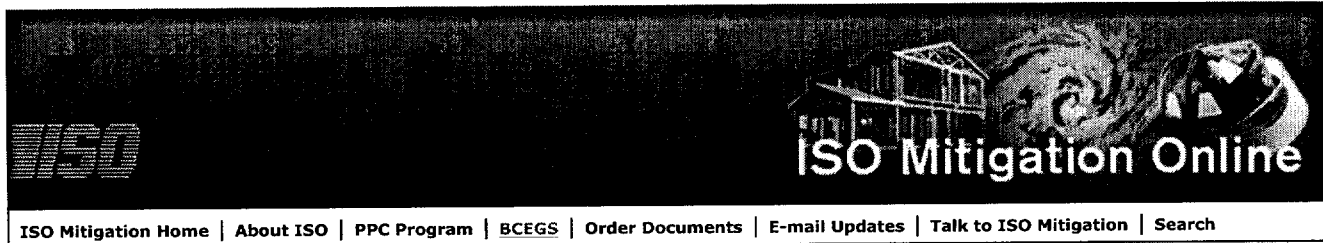
Mr. Ken DeGuzman, representative of ISO visited the Miami Beach Building Department on April 6, 2005. The purpose of his visit was to verify implementation of the activities listed in the Department's application for participation in the Building Code Effectiveness Grading. After the verification of the activities, the application was evaluated by the ISO officials. ISO classified the Miami Beach Building Department in class 2 of the BCEGS. The Department was ranked among the **top 7%** of the building departments in Florida and among the **top 2%** of the building departments in the nation. This is one of the highest classifications in the nation and helps residents of Miami Beach in obtaining considerable discounts in the homeowners' insurance premiums.

Please find attached a copy of the comprehensive grading report prepared by ISO. As the Department is growing with additional staffing, implementation of several state of the art procedures, better training and better customer service, it is our goal to establish the City of Miami Beach Building Department as a class 1 building department.

JMG\THHD

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## ISO's Building Code Effectiveness Grading Schedule (BCEGS™)

What? Why? When? And what do I do?

What determines a municipality's code-effectiveness classification?

How do building code-effectiveness classifications affect insurance pricing?

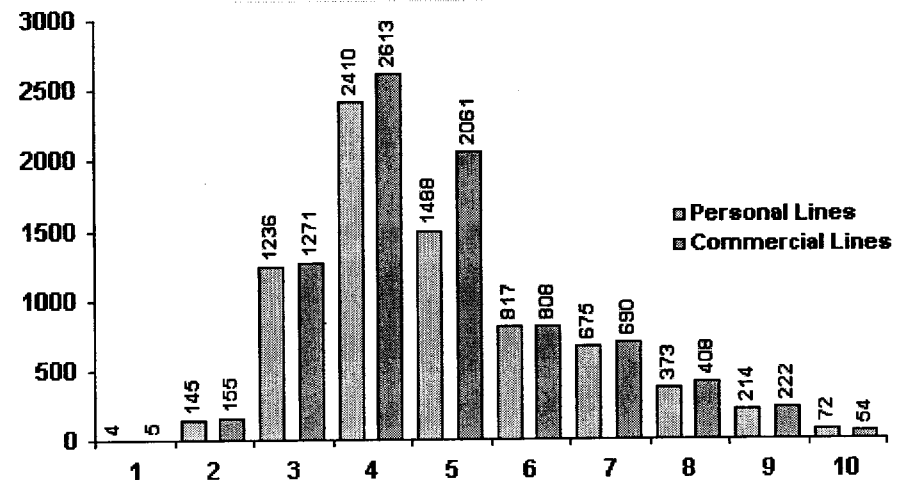
What other underwriting information will be available to insurers?

Facts and figures about BCEGS grades around the country

## Countrywide

### Distribution of Communities by BCEGS Class Number within Classification

view a specific state: **Select State**



The personal lines classification addresses building code adoption and enforcement for 1- and 2-family dwellings. The commercial lines classification is for all other buildings.

[»return to BCEGS Facts and Figures](#)

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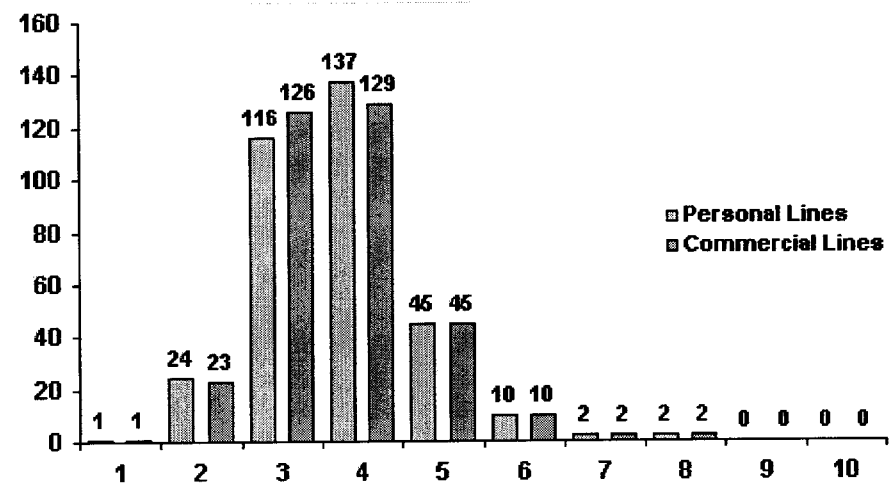
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### Distribution of Communities by BCEGS Class Number within Classification

view another state: **Select State**



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# INSURANCE SERVICES OFFICE, INC.

4 B EVES DRIVE SUITE 200 MARLTON, NJ 08053 (856) 985-5600 FAX (856) 985-6464

June 6, 2005

Mr. Jorge Gonzalez, City Manager  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

RE: Building Code Effectiveness Grading Schedule  
Miami Beach, Miami-Dade County, Florida

Dear Mr. Gonzalez:

We wish to thank you and Hamid Dolikhani for the cooperation given to our representative, Ken DeGuzman, during our recent survey. We have completed our analysis of the building codes adopted by your community and the efforts put forth to properly enforce those codes. The resulting Building Code Effectiveness Grading Classification is 2 for 1 and 2 family residential property and 2 for commercial and industrial property.

The Insurance Services Office, Inc. (ISO) is an insurer-supported organization with the primary mission of providing advisory insurance underwriting and rating information to insurers. There is no requirement that insurers use our advisory material. Insurers may have adopted, or may be in the process of adopting, an ISO insurance rating program that will provide rating credits to individual property insurance policies in recognition of community efforts to mitigate property damage due to natural disasters. These insurers may use the Building Code Effectiveness Grading Classification we have recently developed for your community as a basis for the credits used. While individual insurers may use different credits or different effective dates, the ISO program will apply credits to new construction within Miami Beach that has been issued a Certificate of Occupancy in the year 2005 and forward.

We have attached a copy of our report which provides additional information about our classification process and how we have graded various aspects of your community's building codes and their enforcement.

We want to highlight the fact that the Building Code Effectiveness Grading Schedule is an insurance underwriting and information tool; it is not intended to analyze all aspects of a comprehensive building code enforcement program nor is it for purposes of determining compliance with any state or local law or for making property/casualty loss prevention and life safety recommendations.

If you have any questions about the Classification that was developed, please let us know. Additionally, if you are planning on any future changes in your building codes or their enforcement, please advise us as these changes may affect our analysis and your community's grading classification.

Sincerely,

BCEGS Building Codes Department  
(856) 985-5600 FAX (800) 955-2422

Enclosure

cc: Hamid Dolikhani w/enclosure

## **BUILDING CODE EFFECTIVENESS GRADING SCHEDULE**

### **INTRODUCTION**

The purpose of the Building Code Effectiveness Grading Schedule is to review the available public building code enforcement agencies and to develop a Building Code Effectiveness Classification for insurance underwriting information and rating purposes.

The Schedule measures the resources and support available for building code enforcement. It also evaluates how those resources apply to the mitigation of the natural hazards common to the specific jurisdiction. These measurements are then developed into a Building Code Effectiveness Classification number on a relative scale from 1 to 10, with 10 representing less than the minimum recognized protection.

The Schedule is an insurance underwriting information and rating tool. It is not intended to analyze all aspects of a comprehensive building code enforcement program. It is not for purposes of determining compliance with any state or local law or regulation, nor is it for making property/casualty loss prevention or life safety recommendations. It should not be used for purposes other than insurance underwriting information and rating.

The Building Code Effectiveness Classifications developed through the use of this Schedule are only one of several elements used to develop insurance rates for individual properties. Other features specifically relating to individual properties such as construction, occupancy, and exposures have similar importance in the development of these rates.

The Schedule is divided into 3 sections:

#### **Administration of Codes:**

This section evaluates the administrative support available in the jurisdiction for code enforcement. It looks for adopted building codes and modifications of those codes through ordinance, code enforcers qualifications, experience and education, zoning provisions, contractor/builder licensing requirements, public awareness programs, the building department's participation in code development activities and the administrative policies and procedures.

#### **Plan Review:**

This section assesses the plan review function to determine the staffing levels, personnel experience, performance evaluation schedules, review capabilities, and level of review of construction documents for compliance with the adopted building code for the jurisdiction being graded.

#### **Field Inspection:**

This section evaluates the field inspection function to determine the staffing levels, personnel experience, performance evaluation schedules, review capabilities, and level of review of building construction for compliance with the adopted building code for the jurisdiction being graded.

The attached "Commercial Classification Details" identify the subject matter, maximum points achievable and the points obtained in the review of your community. This information is provided to you without recommendation and is for your use in understanding the details of the measurement of your building code enforcement activities in relationship to the Building Code Effectiveness Grading Schedule.

**FL, Miami Beach  
Commercial  
SECTION I  
ADMINISTRATION OF CODES**

**100. GENERAL**

This section evaluates the administrative support for code enforcement within the jurisdiction -- the adopted building codes and the modifications of those codes through ordinance, code enforcers qualifications, experience and education, zoning provisions, contractor/builder licensing requirements, public awareness programs, the building department's participation in code development activities, and the administrative policies and procedures.

**105. ADOPTED CODES**

Maximum Points Possible      8.00 points  
Points Scored                      8.00 point(s)

The latest edition of the model codes should be adopted and enforced by the jurisdiction.

CODES	Points Possible when adopted code is published within years of the survey date:				Points Scored
	5	6	10	More Than 10	
	8.00 pts	6.88 pts	2.21 pts	0.85 pts	8.00 pts

**108. ADDITIONAL CODE ADOPTIONS**

Maximum Points Possible      4.00 points  
Points Scored                      4.000 point(s)

CODES	Points Possible when adopted code is published within years of the survey date:				Points Scored
	5	6	10	More Than 10	
Electric	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Mechanical	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Fuel Gas	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Pumbling	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Energy	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Wildland Urban interface	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts

**110. MODIFICATION TO ADOPTED CODES**

Maximum Points Possible      4.00 points  
Points Scored                      4.00 point(s)

There should be no modifications to the structural design provisions of the adopted codes and referenced standards that would weaken the intent for construction mitigation of natural hazards as defined in the model codes and referenced standards. No proration is permitted in this item.

**\*\* Maximum allowable points = (points credited in item 105) x 0.125 x 4.0**

**112. METHOD OF ADOPTION**

Maximum Points Possible	1.00 points
Points Scored	1.00 point(s)

Points awarded for timely unamended adopted of nationally recognized code publication.

**115. TRAINING**

Maximum Points Possible	13.30 points
Points Scored	8.75 point(s)

Amount of expenditures for training equaling at least 2% of the annual operating budget for all building department related activities

<u>Pts Poss.</u>	<u>Scored</u>
3.00 points	2.25 point(s)

Each code enforcement person receiving the following amount of training per year:

		<u>Pts Poss.</u>	<u>Scored</u>
Administration	12 hours .....	1.25 points	0.84 point(s)
Legal	12 hours .....	1.25 points	0.84 point(s)
Mentoring	12 hours .....	1.25 points	1.25 point(s)
Technical	60 hours .....	4.25 points	1.39 point(s)

Incentives provided by the jurisdiction for continuing education, outside training, certification and certification maintenance

Department pays certification exam fees.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.50 point

Department provides incentive for outside training/certification.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.38 point

Department pays for continuing education, etc.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.50 point

Education of elected officials or governing authorities in building codes and building code enforcement a minimum of 3 hours per official per year

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

A formal appeal process that a contractor/builder or architect/design professional can utilize as recourse to a building official's interpretation of the adopted building code/zoning regulations

<u>Pts Poss.</u>	<u>Scored</u>
0.30 point	0.30 point



**120. CERTIFICATION**

Maximum Points Possible	12.00 points
Points Scored	9.56 point(s)

The credit for certification is as follows:

Certification of code enforcement personnel (applicable to the position requirements) through a comprehensive examination representative of the performance area for which certification is sought

<u>Pts Poss.</u>	<u>Scored</u>
8.00 points	.80 point(s)

State or local jurisdiction mandated program for certification.

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

State or local jurisdiction mandated program of certification maintenance through continuing education at least once every 3 years

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.50 point(s)

Program of employee certification in the field they are employed (prior to employment or within one year of date of hire or advancement)

<u>Pts Poss.</u>	<u>Scored</u>
1.00 point	0.75 point

Program of employee certification where specific code related educations and experience are required prerequisites to testing requirements

<u>Pts Poss.</u>	<u>Scored</u>
1.00 point	1.00 point

**125. BUILDING OFFICIAL'S QUALIFICATION / EXPERIENCE / EDUCATION**

Maximum Points Possible	4.00 points
Points Scored	2.80 point(s)

The following is reviewed:  
 Certification as a building official

	<u>Pts Poss.</u>	<u>Scored</u>
	0.60 point	0 point
Licensed Architect or Engineer		
	<u>Pts Poss.</u>	<u>Scored</u>
	0.60 point	0 point
High School diploma		
	<u>Pts Poss.</u>	<u>Scored</u>
	0.10 point	0.10 point
College degree		
	<u>Pts Poss.</u>	<u>Scored</u>
	0.50 point	0.50 point
Masters degree		
	<u>Pts Poss.</u>	<u>Scored</u>
	0.40 point	0.40 point
Construction related experience		
	<u>Pts Poss.</u>	<u>Scored</u>
None	0.00 point	
less than 2 years	0.10 point	
or two to five years	0.20 point	
or more than five years	0.60 point	0.60 point
Code enforcement experience		
	<u>Pts Poss.</u>	<u>Scored</u>
None	0.00 point	
less than 2 years	0.10 point	
or two to five years	0.20 point	
or more than five years	0.60 point	0.60 point
Building official experience		
	<u>Pts Poss.</u>	<u>Scored</u>
less than 2 years	0.10 point	
or two to five years	0.20 point	
or more than five years	0.60 point	0.60 point

**130. SELECTION PROCEDURES FOR BUILDING OFFICIAL**

Maximum Points Possible	0.50 point
Points Scored	0.50 point

Selection through examination  
Selection through peer review

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point
0.25 point	0.25 point

**135. DESIGN PROFESSIONALS**

Maximum Points Possible	2.00 points
Points Scored	1.01 point(s)

The credit for design professionals is as follows:

If supervisory plan review staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
1.00 points	0.73 point

If non-supervisory plan review staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
0.50 points	0.27 point

If supervisory field inspection staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0 point

**140. ZONING PROVISIONS**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Where possible, special (through ordinance or code amendment) zoning provisions that address mitigation measures for buildings subject to local natural hazards.

**145. CONTRACTOR/BUILDER LICENSING AND BONDING**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Contractors/builders licensed and bonded to work in the jurisdiction being graded. The licensure dependence upon examination and experience

Licensing requirement for contractors and builders

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

Licensing by examination

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Licensing by experience

<u>Pts Poss.</u>	<u>Scored</u>
0.30 point	0.30 point

Bonding requirements for contractors

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

**155. PUBLIC AWARENESS PROGRAMS**

Maximum Points Possible	2.50 points
Points Scored	2.50 point(s)

The amount of expenditures for public awareness programs equaling a minimum of 0.5% of the annual operating budget for all building department related activities

<u>Pts Poss.</u>	<u>Scored</u>
1.25 point	1.25 point

The amount of hours spent by code enforcers on public awareness programs, equaling a minimum of 3 hours per code enforcement employee per year

<u>Pts Poss.</u>	<u>Scored</u>
1.25 point	1.25 point

**160. PARTICIPATION IN CODE DEVELOPMENT ACTIVITIES**

Maximum Points Possible	0.50 points
Points Scored	0.50 point(s)

The building department involvement in code development activities and associations with groups or organizations that assemble building enforcement personnel for the purpose of education and advancement of effective building codes.

Participation in Code change Activities

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point

Participation in Code association/chapter meetings

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point

**165. ADMINISTRATIVE POLICIES AND PROCEDURES**

Maximum Points Possible	0.20 points
Points Scored	0.20 point(s)

The credit for "Policies and Procedures" is as follows:

A policies and procedures guide for employees

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

The policies and procedures guide covers technical code requirements (such as approved products listings) that would assist a designer or builder

<u>Pts Poss.</u>	<u>Scored</u>
0.05 point	0.05 point

Publicizing the policies and procedures guide as available to the public.

<u>Pts Poss.</u>	<u>Scored</u>
0.05 point	0.05 point

## SECTION II PLAN REVIEW

### 200. GENERAL

This section evaluates the plan review function to determine the following:

Staffing levels

Personnel experience

Performance evaluation schedules

Review capabilities, and level of review of construction documents for compliance with the adopted building code for the jurisdiction being graded

### 205. EXISTING STAFFING

Maximum Points Possible	9.00 points
Points Scored	9.00 point(s)

Staffing levels sufficient to assure comprehensive reviews of construction documents for compliance with the adopted building codes

\*\* Maximum allowable points =  $\frac{\text{points achieved in item 215}}{\text{points possible in item 215}} \times \text{item 205}$

### 210. EXPERIENCE OF PERSONNEL

Maximum Points Possible	1.50 points
Points Scored	1.28 point(s)

5 years or greater experience in plan review of plan review staff.

**215. DETAIL OF PLAN REVIEW**

Maximum Points Possible	11.50 points
Points Scored	11.50 point(s)

The credit for the comprehensiveness of plan review is as follows:

Comprehensive review of plans performed even if they were prepared and sealed by a registered design professional certified in the appropriate field of work

<u>Pts Poss.</u>	<u>Scored</u>
3.25 points	3.25 point(s)

Structural plan reviews conducted for all proposed building construction or building additions/modifications including a review of engineering calculations

<u>Pts Poss.</u>	<u>Scored</u>
3.25 points	3.25 point(s)

A means to evaluate, or reference evaluation service reports, for substitute products and/or materials for conformance with the intent of the structural portions of the adopted building codes

<u>Pts Poss.</u>	<u>Scored</u>
2.00 point	2.00 point

A detailed checklist used with each plan review to assure all pertinent building code issues have been considered

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.50 point(s)

The checklist becomes a part of the permanent record of the project address

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Department maintains detailed records of review activity.

<u>Pts Poss.</u>	<u>Scored</u>
1.00 points	1.00 point(s)

**220. PERFORMANCE EVALUATIONS FOR QUALITY ASSURANCE**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Credit for quality assurance programs for plan reviewers is as follows:

Annual employee performance evaluations

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

"Follow-up" plan reviews by a different plan reviewer conducted semiannually

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

### SECTION III FIELD INSPECTION

#### 300. GENERAL

This section evaluates the field inspection function to determine the following:

Staffing levels

Personnel experience

Performance evaluation schedules

Review capabilities and level of review of building construction

#### 305. EXISTING STAFFING

Maximum Points Possible	9.00 points
Points Scored	9.00 point(s)

Staffing levels sufficient to assure comprehensive reviews of building construction for compliance with the adopted building codes

#### 310. EXPERIENCE OF PERSONNEL

Maximum Points Possible	3.00 points
Points Scored	2.57 point(s)

5 years or greater experience in field inspection

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.22 point(s)

2 years or greater of construction related experience

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.35 point(s)

#### 315. MANAGING INSPECTION AND RE-INSPECTION ACTIVITY

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Detailed record keeping of inspection activity.



**320. INSPECTION CHECKLIST**

Maximum Points Possible	2.00 points
Points Scored	0 point(s)

A detailed checklist completed for each building construction project to assure that all pertinent building code issues have been considered

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	0 point(s)

The checklist becomes a part of the permanent record of the project address

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0 point

**325. SPECIAL INSPECTIONS**

Maximum Points Possible	1.00 points
Points Scored	1.00 point(s)

Where necessary to assure structural integrity, the building department requirement for special inspections for specific structural elements conducted by professional inspectors who have been certified for such work

<u>Pts Poss.</u>	<u>Scored</u>
0.70 point	0.70 point

The certification being obtained by a combination of:

Examination

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

Experience in the field of inspection they will be performing

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

An interview by the building official to assess qualifications

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

**330. INSPECTIONS FOR NATURAL HAZARD MITIGATION**

Maximum Points Possible	1.50 points
Points Scored	1.50 point(s)

When there are construction mitigation measures defined in the adopted building code for the natural hazard(s) peculiar to the area being graded, special inspections that focus on compliance with the provisions of the code

**335. FINAL INSPECTIONS**

Maximum Points Possible	2.50 points
Points Scored	2.50 point(s)

Final inspections performed on all buildings after the construction is completed and the building is ready for occupancy

**340. CERTIFICATE OF OCCUPANCY**

Maximum Points Possible	2.00 points
Points Scored	2.00 point(s)

Certificates of occupancy issued by the building department after the construction is completed and prior to the building being occupied

**345. PERFORMANCE EVALUATIONS FOR QUALITY ASSURANCE**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Credit for quality assurance programs for field inspectors is as follows:

Annual employee performance evaluations

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

"Follow-up" field inspections by a different field inspector conducted semiannually

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Jurisdiction: Miami Beach  
 State: FL  
 Commercial

Total points: 88.17  
 Classification: 2

Survey Date: 04/06/2005

### FINAL SCORING

Section 1	44.82
Section 2	22.78
Section 3	20.57
	-----
Subtotal	88.17
Item 105	8.00

The final score is determined by a relationship between Item 105 and the balance of the scoring.

	<u>Points achieved in Item</u>	
[{(Section I + Section II + Section III) - Item	105	] + Item
105} x	Points possible in Item	105
	105	

$$[[(44.82+22.78+20.57)-8.00] \times 8.00 / 8.00] + 8.00 = 88.17$$

Classification	Point Spreads	Classification	Point Spreads
1	93.00 - 100.00	6	48.00 - 55.99
2	85.00 - 92.99	7	41.00 - 47.99
3	77.00 - 84.99	8	25.00 - 40.99
4	65.00 - 76.99	9	10.00 - 24.99
5	56.00 - 64.99	10	0.01 - 9.99

Close

## BUILDING CODE EFFECTIVENESS GRADING SCHEDULE

### INTRODUCTION

The purpose of the Building Code Effectiveness Grading Schedule is to review the available public building code enforcement agencies and to develop a Building Code Effectiveness Classification for insurance underwriting information and rating purposes.

The Schedule measures the resources and support available for building code enforcement. It also evaluates how those resources apply to the mitigation of the natural hazards common to the specific jurisdiction. These measurements are then developed into a Building Code Effectiveness Classification number on a relative scale from 1 to 10, with 10 representing less than the minimum recognized protection.

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#### **Field Inspection:**

This section evaluates the field inspection function to determine the staffing levels, personnel experience, performance evaluation schedules, review capabilities, and level of review of building construction for compliance with the adopted building code for the jurisdiction being graded.

The attached "1 - and 2 - family Classification Details" identify the subject matter, maximum points achievable and the points obtained in the review of your community. This information is provided to you without recommendation and is for your use in understanding the details of the measurement of your building code enforcement activities in relationship to the Building Code Effectiveness Grading Schedule.

**FL, Miami Beach**  
**1 - and 2 - family**  
**SECTION I**  
**ADMINISTRATION OF CODES**

**100. GENERAL**

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	5	6	10	More Than 10	
	8.00 pts	6.88 pts	2.21 pts	0.85 pts	8.00 pts

**108. ADDITIONAL CODE ADOPTIONS**

Maximum Points Possible      4.00 points  
Points Scored                      4.000 point(s)

CODES	Points Possible when adopted code is published within years of the survey date:				Points Scored
	5	6	10	More Than 10	
Electric	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Mechanical	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Fuel Gas	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Pumpling	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Energy	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts
Wildland Urban interface	0.67 pts	0.33 pts	0.18 pts	0.004 pts	0.670 pts

**110. MODIFICATION TO ADOPTED CODES**

Maximum Points Possible      4.00 points  
Points Scored                      4.00 point(s)

There should be no modifications to the structural design provisions of the adopted codes and referenced standards that would weaken the intent for construction mitigation of natural hazards as defined in the model codes and referenced standards. No proration is permitted in this item.

**\*\* Maximum allowable points = (points credited in item 105) x 0.125 x 4.0**

**112. METHOD OF ADOPTION**

Maximum Points Possible	1.00 points
Points Scored	1.00 point(s)

Points awarded for timely unamended adopted of nationally recognized code publication.

**115. TRAINING**

Maximum Points Possible	13.30 points
Points Scored	8.75 point(s)

Amount of expenditures for training equaling at least 2% of the annual operating budget for all building department related activities

<u>Pts Poss.</u>	<u>Scored</u>
3.00 points	2.25 point(s)

Each code enforcement person receiving the following amount of training per year:

		<u>Pts Poss.</u>	<u>Scored</u>
Administration	12 hours .....	1.25 points	0.84 point(s)
Legal	12 hours .....	1.25 points	0.84 point(s)
Mentoring	12 hours .....	1.25 points	1.25 point(s)
Technical	60 hours .....	4.25 points	1.39 point(s)

Incentives provided by the jurisdiction for continuing education, outside training, certification and certification maintenance

Department pays certification exam fees.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.50 point

Department provides incentive for outside training/certification.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.38 point

Department pays for continuing education, etc.

<u>Pts Poss.</u>	<u>Scored</u>
0.5 point	0.50 point

Education of elected officials or governing authorities in building codes and building code enforcement a minimum of 3 hours per official per year

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

A formal appeal process that a contractor/builder or architect/design professional can utilize as recourse to a building official's interpretation of the adopted building code/zoning regulations

<u>Pts Poss.</u>	<u>Scored</u>
0.30 point	0.30 point

**120. CERTIFICATION**

Maximum Points Possible	12.00 points
Points Scored	9.56 point(s)

The credit for certification is as follows:

Certification of code enforcement personnel (applicable to the position requirements) through a comprehensive examination representative of the performance area for which certification is sought

<u>Pts Poss.</u>	<u>Scored</u>
8.00 points	5.80 point(s)

State or local jurisdiction mandated program for certification.

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

State or local jurisdiction mandated program of certification maintenance through continuing education at least once every 3 years

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.50 point(s)

Program of employee certification in the field they are employed (prior to employment or within one year of date of hire or advancement)

<u>Pts Poss.</u>	<u>Scored</u>
1.00 point	0.75 point

Program of employee certification where specific code related educations and experience are required prerequisites to testing requirements

<u>Pts Poss.</u>	<u>Scored</u>
1.00 point	1.00 point

**125. BUILDING OFFICIAL'S QUALIFICATION / EXPERIENCE / EDUCATION**

Maximum Points Possible	4.00 points
Points Scored	2.80 point(s)

The following is reviewed:  
 Certification as a building official

Licensed Architect or Engineer

<u>Pts Poss.</u>	<u>Scored</u>
0.60 point	0 point

High School diploma

<u>Pts Poss.</u>	<u>Scored</u>
0.60 point	0 point

College degree

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

Masters degree

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Construction related experience

None  
 less than 2 years  
 or two to five years  
 or more than five years

<u>Pts Poss.</u>	<u>Scored</u>
0.40 point	0.40 point

Code enforcement experience

None  
 less than 2 years  
 or two to five years  
 or more than five years

<u>Pts Poss.</u>	<u>Scored</u>
0.00 point	
0.10 point	
0.20 point	
0.60 point	0.60 point

Building official experience

less than 2 years  
 or two to five years  
 or more than five years

<u>Pts Poss.</u>	<u>Scored</u>
0.00 point	
0.10 point	
0.20 point	
0.60 point	0.60 point

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	
0.20 point	
0.60 point	0.60 point



**130. SELECTION PROCEDURES FOR BUILDING OFFICIAL**

Maximum Points Possible	0.50 point
Points Scored	0.50 point

Selection through examination  
Selection through peer review

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point
0.25 point	0.25 point

**135. DESIGN PROFESSIONALS**

Maximum Points Possible	2.00 points
Points Scored	1.01 point(s)

The credit for design professionals is as follows:

If supervisory plan review staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
1.00 points	0.73 point

If non-supervisory plan review staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
0.50 points	0.27 point

If supervisory field inspection staff are graduate or registered architects or engineers

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0 point

**140. ZONING PROVISIONS**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Where possible, special (through ordinance or code amendment) zoning provisions that address mitigation measures for buildings subject to local natural hazards.

**145. CONTRACTOR/BUILDER LICENSING AND BONDING**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Contractors/builders licensed and bonded to work in the jurisdiction being graded. The licensure dependence upon examination and experience

Licensing requirement for contractors and builders

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

Licensing by examination

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Licensing by experience

<u>Pts Poss.</u>	<u>Scored</u>
0.30 point	0.30 point

Bonding requirements for contractors

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

**155. PUBLIC AWARENESS PROGRAMS**

Maximum Points Possible	2.50 points
Points Scored	2.50 point(s)

The amount of expenditures for public awareness programs equaling a minimum of 0.5% of the annual operating budget for all building department related activities

<u>Pts Poss.</u>	<u>Scored</u>
1.25 point	1.25 point

The amount of hours spent by code enforcers on public awareness programs, equaling a minimum of 3 hours per code enforcement employee per year

<u>Pts Poss.</u>	<u>Scored</u>
1.25 point	1.25 point

**160. PARTICIPATION IN CODE DEVELOPMENT ACTIVITIES**

Maximum Points Possible	0.50 points
Points Scored	0.50 point(s)

The building department involvement in code development activities and associations with groups or organizations that assemble building enforcement personnel for the purpose of education and advancement of effective building codes.

Participation in Code change Activities

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point

Participation in Code association/chapter meetings

<u>Pts Poss.</u>	<u>Scored</u>
0.25 point	0.25 point

**165. ADMINISTRATIVE POLICIES AND PROCEDURES**

Maximum Points Possible	0.20 points
Points Scored	0.20 point(s)

The credit for "Policies and Procedures" is as follows:

A policies and procedures guide for employees

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

The policies and procedures guide covers technical code requirements (such as approved products listings) that would assist a designer or builder

<u>Pts Poss.</u>	<u>Scored</u>
0.05 point	0.05 point

Publicizing the policies and procedures guide as available to the public.

<u>Pts Poss.</u>	<u>Scored</u>
0.05 point	0.05 point

## SECTION II PLAN REVIEW

### 200. GENERAL

This section evaluates the plan review function to determine the following:

Staffing levels

Personnel experience

Performance evaluation schedules

Review capabilities, and level of review of construction documents for compliance with the adopted building code for the jurisdiction being graded

### 205. EXISTING STAFFING

Maximum Points Possible	9.00 points
Points Scored	9.00 point(s)

Staffing levels sufficient to assure comprehensive reviews of construction documents for compliance with the adopted building codes

\*\* Maximum allowable points =  $\frac{\text{points achieved in item 215}}{\text{points possible in item 215}} \times \text{item 205}$

### 210. EXPERIENCE OF PERSONNEL

Maximum Points Possible	1.50 points
Points Scored	1.28 point(s)

5 years or greater experience in plan review of plan review staff.

**215. DETAIL OF PLAN REVIEW**

Maximum Points Possible	11.50 points
Points Scored	11.50 point(s)

The credit for the comprehensiveness of plan review is as follows:

Comprehensive review of plans performed even if they were prepared and sealed by a registered design professional certified in the appropriate field of work

<u>Pts Poss.</u>	<u>Scored</u>
3.25 points	3.25 point(s)

Structural plan reviews conducted for all proposed building construction or building additions/modifications including a review of engineering calculations

<u>Pts Poss.</u>	<u>Scored</u>
3.25 points	3.25 point(s)

A means to evaluate, or reference evaluation service reports, for substitute products and/or materials for conformance with the intent of the structural portions of the adopted building codes

<u>Pts Poss.</u>	<u>Scored</u>
2.00 point	2.00 point

A detailed checklist used with each plan review to assure all pertinent building code issues have been considered

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.50 point(s)

The checklist becomes a part of the permanent record of the project address

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

Department maintains detailed records of review activity.

<u>Pts Poss.</u>	<u>Scored</u>
1.00 points	1.00 point(s)

**220. PERFORMANCE EVALUATIONS FOR QUALITY ASSURANCE**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Credit for quality assurance programs for plan reviewers is as follows:

Annual employee performance evaluations

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

"Follow-up" plan reviews by a different plan reviewer conducted semiannually

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

### SECTION III FIELD INSPECTION

#### 300. GENERAL

This section evaluates the field inspection function to determine the following:

Staffing levels  
 Personnel experience  
 Performance evaluation schedules  
 Review capabilities and level of review of building construction

#### 305. EXISTING STAFFING

Maximum Points Possible	9.00 points
Points Scored	9.00 point(s)

Staffing levels sufficient to assure comprehensive reviews of building construction for compliance with the adopted building codes

#### 310. EXPERIENCE OF PERSONNEL

Maximum Points Possible	3.00 points
Points Scored	2.57 point(s)

5 years or greater experience in field inspection

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.22 point(s)

2 years or greater of construction related experience

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	1.35 point(s)

#### 315. MANAGING INSPECTION AND RE-INSPECTION ACTIVITY

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Detailed record keeping of inspection activity.

**320. INSPECTION CHECKLIST**

Maximum Points Possible	2.00 points
Points Scored	0 point(s)

A detailed checklist completed for each building construction project to assure that all pertinent building code issues have been considered

<u>Pts Poss.</u>	<u>Scored</u>
1.50 points	0 point(s)

The checklist becomes a part of the permanent record of the project address

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0 point

**325. SPECIAL INSPECTIONS**

Maximum Points Possible	1.00 points
Points Scored	1.00 point(s)

Where necessary to assure structural integrity, the building department requirement for special inspections for specific structural elements conducted by professional inspectors who have been certified for such work

<u>Pts Poss.</u>	<u>Scored</u>
0.70 point	0.70 point

The certification being obtained by a combination of:

Examination

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

Experience in the field of inspection they will be performing

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

An interview by the building official to assess qualifications

<u>Pts Poss.</u>	<u>Scored</u>
0.10 point	0.10 point

**330. INSPECTIONS FOR NATURAL HAZARD MITIGATION**

Maximum Points Possible	1.50 points
Points Scored	1.50 point(s)

When there are construction mitigation measures defined in the adopted building code for the natural hazard(s) peculiar to the area being graded, special inspections that focus on compliance with the provisions of the code

**335. FINAL INSPECTIONS**

Maximum Points Possible	2.50 points
Points Scored	2.50 point(s)

Final inspections performed on all buildings after the construction is completed and the building is ready for occupancy

**340. CERTIFICATE OF OCCUPANCY**

Maximum Points Possible	2.00 points
Points Scored	2.00 point(s)

Certificates of occupancy issued by the building department after the construction is completed and prior to the building being occupied

**345. PERFORMANCE EVALUATIONS FOR QUALITY ASSURANCE**

Maximum Points Possible	1.00 point
Points Scored	1.00 point

Credit for quality assurance programs for field inspectors is as follows:

Annual employee performance evaluations

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point

"Follow-up" field inspections by a different field inspector conducted semiannually

<u>Pts Poss.</u>	<u>Scored</u>
0.50 point	0.50 point



Jurisdiction: Miami Beach  
 State: FL  
 1 - and 2 - family

Total points: 88.17  
 Classification: 2

Survey Date: 04/06/2005

### FINAL SCORING

Section 1	44.82
Section 2	22.78
Section 3	20.57
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Subtotal	88.17
Item 105	8.00

The final score is determined by a relationship between Item 105 and the balance of the scoring.

	<u>Points achieved in Item</u>	
[{(Section I + Section II + Section III) - Item	105	] + Item
105} x	Points possible in Item	105
	105	

$[(44.82+22.78+20.57)-8.00] \times 8.00 / 8.00 + 8.00 = 88.17$

Classification	Point Spreads	Classification	Point Spreads
1	93.00 - 100.00	6	48.00 - 55.99
2	85.00 - 92.99	7	41.00 - 47.99
3	77.00 - 84.99	8	25.00 - 40.99
4	65.00 - 76.99	9	10.00 - 24.99
5	56.00 - 64.99	10	0.01 - 9.99

Close